Legal Description
The East 215 feet of the South 190 feet of the Southeast Quarter of Section
30, Township 28, Range 24, Hennepin County, Minnesota.

(Torrens Property)

#### Notes:

The locations of underground utilities are depicted based on Gopher State One Call, available city maps, records and field locations and may not be exact. Verify critical utilities prior to construction or design.

- 2. The basis of bearings is assumed.
- 3. All distances are in feet.
- This survey was prepared from legal descriptions supplied and our in house records and may not depict all easements, appurtenances or encumbrances affecting the property.
- Right of Way as depicted is based on an ALTA/ACSM Land Title Survey prepared by Advance Surveying and Engineering Co. dated July 5, 2004. We will verify once we are provided with current title documents.
- 6. Field work completed on June 22, 2011.

Bench Mark:

 (a) Top Nut of Hydrant on the west side of the pumphouse at 69th Street and France Avenue South in Edina has an elevation of 878.08 N.G.V.D. 29.

(b) Top Nut of Hydrant on the northeastern corner of 70th Street and France Avenue South in Edina has an elevation of 870.79 N.G.V.D. 29.

# LEGEND

- S SANITARY MANHOLE CATCH BASIN
- STORM MANHOLE EM ELECTRIC METER
  GM GAS METER
- W WATER MANHOLE

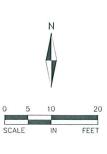
  (E) ELECTRIC MANHOLE G GAS MANHOLE
  CABLE BOX
- ◆★ TRAFFIC LIGHT

  TRANSFORMER
- O BOLLARD
- GAS VALVE
  HAND HOLE
- UNKNOWN MANHOLE

  SPOT ELEVATION

"-" STORM SEWER 

UNDERGROUND ELECTRIC FENCE
GUARD RAIL
CONCRETE UNDERGROUND TELEPHONE





333 Washington Ave. N Suite #210 Minneapolis, MN 55401 Ph. (612) 676-2700 Fax (612) 676-2796



233 PARK AVE. SOUTH. SUITE 300 MINNEAPOLIS, MN 55415 PHONE (612) 758-3080 FAX (612) 758-3099

CONDITIONS EXISTING

6996 EDINA, I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL LAND SURVEYOR under the laws of the State of MINNESOTA

70TH & FRANCE RETAIL

FRANCE AVENUE SOUTH MINNESOTA

QUALITY ASSURANCE/CONTROL DATE ISSUE 9-12-11 PDR SUBMITTAL PROJECT TEAM DATA DESIGNED:

PROJECT NO:

DRAWN:

## SITE PLAN NOTES:

- 1. DIMENSIONS ARE TO FACE OF BUILDING AND/OR FACE OF CURB.
- REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOOPS ADJACENT TO PROPOSED BUILDING.
- CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE FOOT TRANSITION.
- ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
- 5. ALL EXISTING CURB CUTS TO BE REPLACED WITH CONCRETE CURB AND GUTTER EQUIVALENT TO THAT WHICH CURRENTLY EXISTS.
- ALL CURB AND GUTTER AND SIDEWALK WITHIN R.O.W. TO BE PER CITY STANDARDS.
- 7. STRIPING SHALL BE 4 INCH WHITE.
- 8. ALL WORK WITHIN THE R.O.W. STALL COMPLY WITH THE CITY ENGINEERING DESIGN STANDARDS.
- ALL CURB AND GUTTER TO BE CONCRETE B612 CURB UNLESS NOTED OTHERWISE, PER CITY STANDARDS.
- CONCRETE APRONS TO BE INSTALLED FOR ALL ACCESS DRIVES ON TO PUBLIC STREETS PER COUNTY & CITY STANDARDS.
- 11. BUILDING DIMENSIONS REFER TO OUTSIDE OF BUILDING FACE (TYP.) UNLESS OTHERWISE NOTED.
- 12. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, SUCH AS EXISTING GUTTER GRADES AT THE PROPOSED DRIVEWAYS, PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF VARIATIONS FROM THE PLANS.
- 13. ALL CONCRETE PADS TO BE 3000 PSI AIR ENTRAINED 6" CONCRETE WITH #4 BARS @ 12" O.C. AND BROOM FINISHED

## SITE DATA:

CURRENT ZONING: PCD-4
PROPOSED ZONING: PUD

BUILDING SETBACK = FRONT 14', SIDE 9'
PARKING SETBACK = R.O.W. 20', SIDE/REAR 10'

PARCEL AREA = 22,210 SF; 0.5 ACRES

PROPOSED BUILDING AREA = 8,260 SF

F.A.R. = GFA/LOT AREA = 8,260/22,210 = 0.37

## PARKING DATA:

BUILDING AREA = 8,260 SQ. FT

CITY OF EDINA — PARKING REQUIREMENTS: 8 PARKING SPACES FOR FIRST 1,000 SQ. FT + 6 PARKING SPACES FOR EACH ADDITIONAL 1,000 SQ. FT UP TO 15,000 SQ. FT.

TAL RETAIL PARKING SPACES REQUIRED = 52

TOTAL PARKING SPACES PROVIDED = 34 (INCLUDES 2 VAN ACCESSIBLE PARKING SPACES)

## SITE LEGEND:

B512 CURB AND GUTTER
EXISTING CURB AND GUTTER
CONSTRUCTION LIMITS

●—■ LUMIN

LUMINAIRE-320 WATT METAL HALIDE, 25' POLE ON 3' CONCRETE BASE

CONCRETE PAVEMENT





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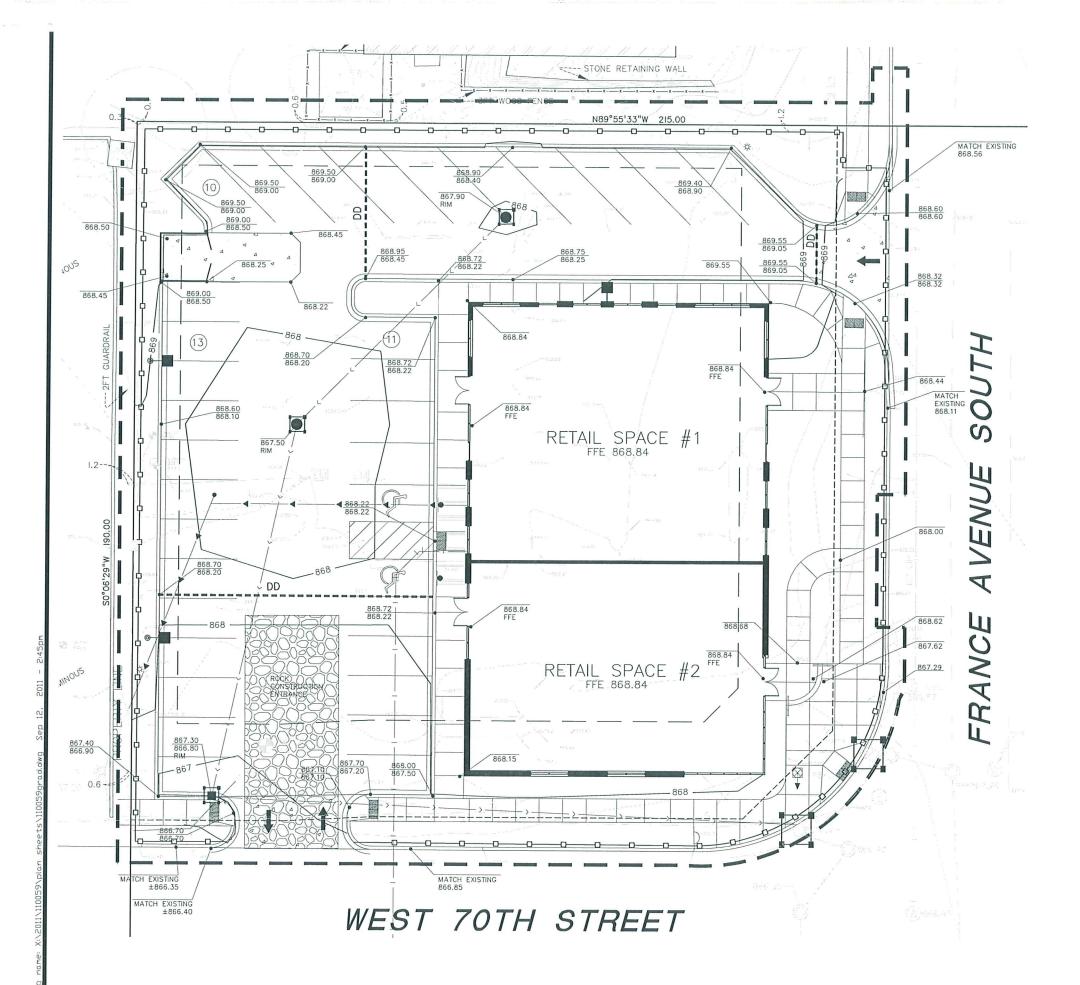
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QUALITY ASSURANCE/CONTROL

QUALITY ASSURANCE/CONTROL
BY DATE
DATE ISSUE
9-12-11 PDR SUBMITTAL
PROJECT TEAM DATA

PROJECT TEAM DATA
DESIGNED: MK
DRAWN: EK
PROJECT NO: 110059

C-2



### GRADING NOTES:

- 1. ALL PAVEMENTS SHALL SLOPE AWAY FROM PROPOSED BUILDING.
- ACCESSIBLE PARKING SPACES AND ACCESS AISLE NOT TO EXCEED 2.0% IN ANY DIRECTION.
- ALL CURB AND GUTTER AT ACCESSIBLE PARKING SPACES TO BE DEPRESSED WITH CURB TAPER, PER DETAIL.
- 4. THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY/COUNTY.
- NOTIFY GOPHER STATE ONE CALL, AT (800)252-1166, 48 HOURS PRIOR TO START OF CONSTRUCTION.
- 6. ALL IMPROVEMENTS TO CONFORM WITH CITY AND COUNTY CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
- ROCK CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
- 8. CONTRACTOR TO KEEP A COPY OF THE FINAL DRAINAGE REPORT ON SITE AT ALL TIMES.
- CONTRACTOR TO SEED ALL ROUGH GRADED AREAS & FUTURE PAD SITES W/ APPROVED MNDOT TEMPORARY SEED MIX.
- 10. SURVEYOR TO VERIFY BENCHMARK ELEVATION PRIOR TO START OF CONSTRUCTION.
- REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL, FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
- 12. STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE
- REFER TO SITE DESIGN CRITERIA SECTION OF PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS
- 14. CONTRACTOR TO LOOSEN SUBSOIL WITHIN ALL PROPOSED INFILTRATION AREAS TO A DEPTH OF 24 INCHES OR GREATER, TO A MAXIMUM COMPACTION OF 85% STANDARD PROCTOR DENSITY.
- 15. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

## **GRADING LEGEND:**

EXISTING CONTOUR

789 — PROPOSED CONTOUR

873.0 TOP OF CURB
FLOW LINE
PROPOSED CATCH BASINS
PROPOSED STORM SEWER

DD D DRAINAGE DIVIDE

2.00% DIRECTION OF DRAINAGE
FFE FIRST FLOOR ELEVATION

SILT FENCE

INLET PROTECTION

EMERGENCY OVERFLOW ROUTING





ADING & EROSION CONTROL I

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FRANCE

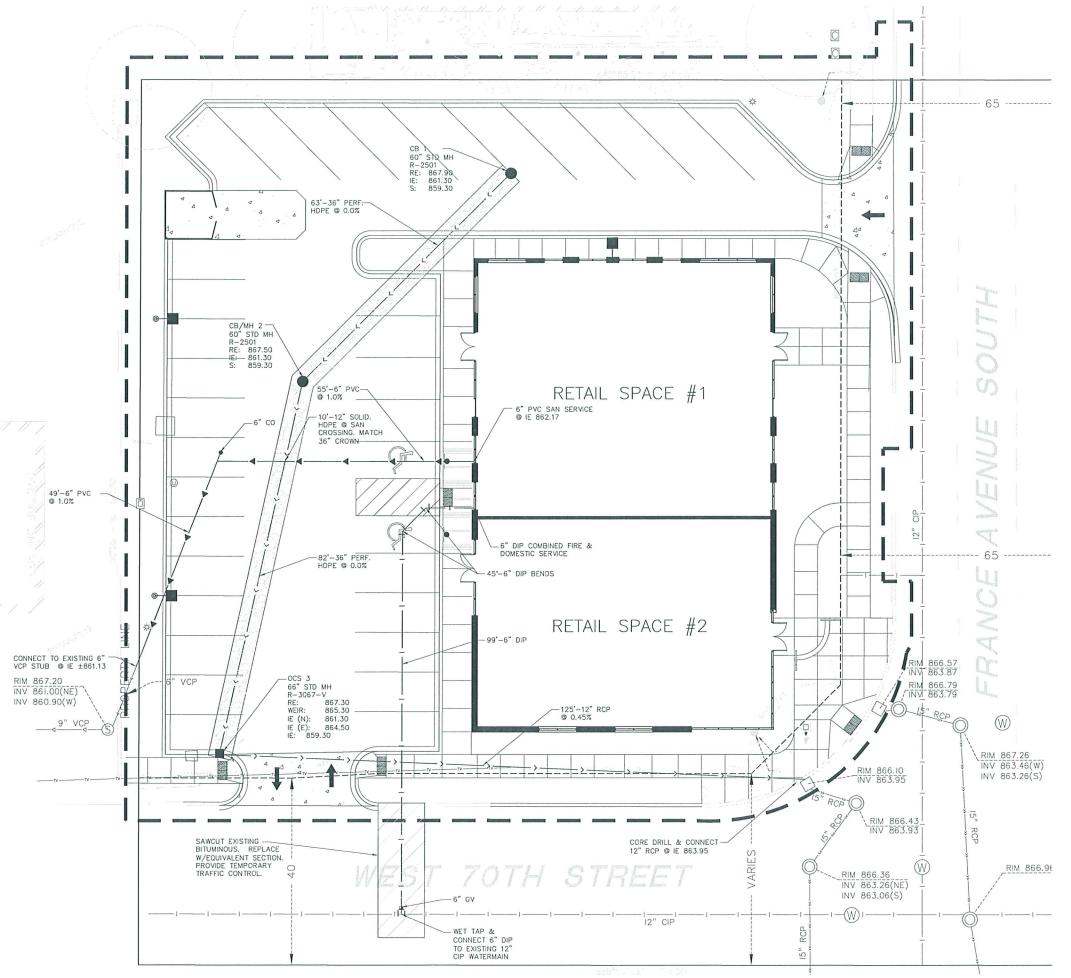
6996 EDINA,

70TH & FRANCE RETAIL

Date	License No.
QUALITY	ASSURANCE/CONTRO
BY	DATE
DATE	ISSUE
9-12-11	PDR SUBMITTAL

PROJECT TEAM DATA
DESIGNED: MK
DRAWN: EK
PROJECT NO: 110059

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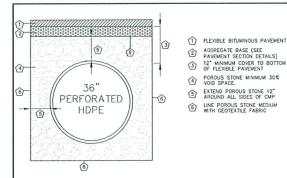
#### UTILITY NOTES:

- EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD AND WITH CITY OF EDINA, PRIOR TO CONSTRUCTION.
- MAINTAIN 18" VERTICAL AND 6' VERTICAL SEPARATION AT ALL PIPE CROSSINGS.
- 3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- UTILITY CONTRACTOR TO PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 6'.
- ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH CITY OF EDINA ENGINEERING DESIGN STANDARDS.
- NOTIFY GOPHER STATE ONE CALL, 1(800)252-1166, 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
- 6. NOTIFY UTILITY LOCATE COMPANY 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
- PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS—FIELD MANUAL" DATED JANUARY 2004, FOR ANY UTILITY CONSTRUCTION WITHIN PUBLIC R.O.W.
- 8. CONNECT RWL TO STORM SEWER LINE WITH "WYE" CONNECTION.
- ARRANGE TEL, GAS, AND ELECTRIC SERVICE CONNECTION WITH THE RESPECTIVE SERVICE COMPANY.
- REFER TO PHOTOMETRIC PLAN FOR LOCATIONS, FOOTCANDLE PRINT OUT AND SPECIFICATIONS.
- PROPOSED WATER SERVICE SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER OVER PIPE.
- 12. SEWER SERVICE SHALL BE 6" PVC, SDR 26, ASTM 3034 USE BENDS & FITTINGS AS REQUIRED.
- THRUST BLOCKS SHALL BE PLACED AT FITTINGS, TEES, BENDS, CROSSES, PLUGS, ETC...
- CONTRACTOR TO MARK ENDS OF UTILITY STUBS WITH A WOOD 4X4 POST (UPON COMPLETION OF EACH PHASE). BLUE FOR WATER AND RED FOR SANITARY.

## **UTILITY LEGEND:**



## PERFORATED HDPE SECTION:







333 Washington Ave. N Suite #210 Minneapolis, MN 55401 Ph. (612) 676-2700 Fax (612) 676-2796



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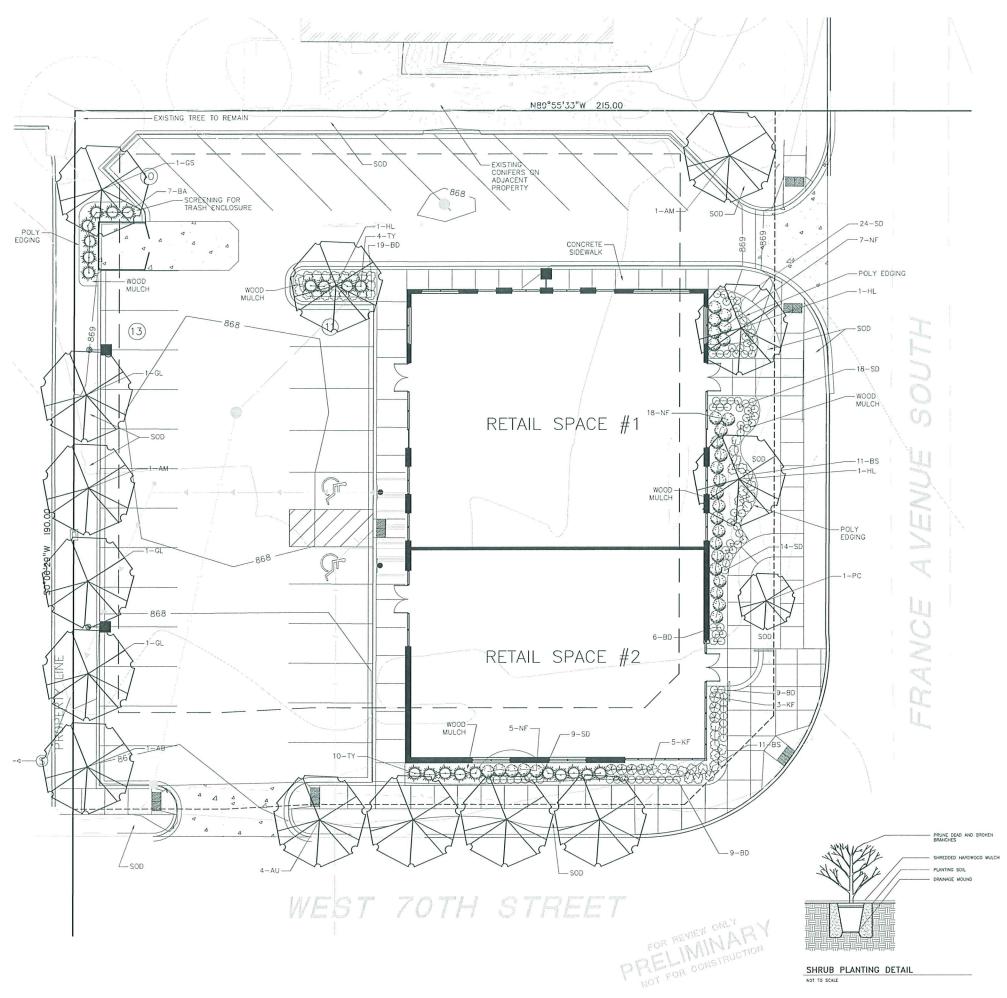
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DATE ISSUE
9-12-11 POR SUBMITTAL

PROJECT TEAM DATA
DESIGNED: DM

DESIGNED: DM
DRAWN: DM
PROJECT NO: 110059

C-4



## LANDSCAPE REQUIREMENTS

OVERSTORY TREES REQUIRED = 15
(OVERSTORY TREES SHALL NOT BE
LESS THAN THE PERIMETER OF THE
LOT AS MEASURED IN FEET DIVIDED
BY 40)

MIN. AMOUNT OF REQUIRED TREES:
5% ORNAMENTAL (<2" BB) = 1
60% COMPLIMENTARY (2.5"BB+) = 8
ACCENT (3.5"BB+) = 3
10% PRIMARY (4.5"BB+) = 2
5% FULL (5.5"BB+) = 1

## PLANTING NOTES:

TOTAL TREES PROVIDED ON SITE

INSTALL 4" MIN. TOP SOIL TO ALL SOD, SEED AND SHRUB AREAS. FINE GRADE ALL SOD AND SEED AREAS. INSTALL 12" TOP SOIL TO PERENNIAL AREAS.

ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER, TO BE BED MULCHED WITH 4" DEPTH OF SHREDDED HARDWOOD MULCH, UNLESS SPECIFIED AS OTHER. POLY-EDGER TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED EQUIAL.

= 15

INSTALL  $4\text{--}8^{\circ}$  DEPTH SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS.

PLANT SOIL SHALL CONSIST OF 50% SELECT LOAMY TOPSOIL, 25% PEAT MOSS, 25% PIT RUN SAND. COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF GWNER).

ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.

ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.

CALL GOPHER STATE ONE CALL AT 551-454-0002 FOR LOCATING ALL UNDERGROUND UTILITIES AND AVIOD DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK.

MAINTAIN ALL PLANT MATERIALS, INCLUDING WATERING, UNTIL THE TIME OF ACCEPTANCE.

COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.

STAKING AND GUYING OF TREES OPTIONAL: MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.

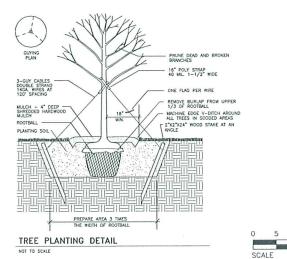
SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.

SUPPLY DESIGN AND INSTALLATION TO MODIFY THE EXISTING SYSTEM WITH COVERAGE OF NEW SODE AND PLANTING AREAS, USE RAINBIRD OR APPROVED EQUAL COORDINATE WITH G.C.

APPLY SOD IN ALL DISTURBED AREAS NOT SPECIFIED WITH OTHER PLANT MATERIAL.

		LANDSCAPE SCH	EDULE	
QTY.	KEY	COMMON NAME/ BOTANICAL NAME	SIZE	REMARKS
1	AB	OVERSTORY TREES AUTUMN BLAZE MAPLE Acer x freemanii 'Jeffersred'	5.5" B&B	STRAIGHT TRUNK NO V-CROTCH
2	АМ	AUTUMN BLAZE MAPLE Acer x freemanii 'Jeffersred'	4.5° B&B	STRAGHT TRUN NO Y-CROTCH
4	AU	AUTUMN BLAZE MAPLE Acer x freemanii 'Jeffersred'	2.5" B&B	STRAIGHT TRUN NO V-CROTCH
3	GL	GREENSPIRE LINDEN Tilia cordata 'Greenspire'	3.5° B&B	STRAIGHT TRUM NO V-CROTCH
1	GS	GREENSPIRE LINDEN Tilia cordata 'Greenspire'	2.5° B&B	STRAIGHT TRUMP NO Y-CROTCH
3	HL	SKYLINE HONEYLOCUST G. triacanthos var. inermis 'Skycole'	2.5° B&B	STRAIGHT TRUNK NO Y-OROTCH
1	PC	PRAIRIEFIRE CRABAPPLE Malus 'Prariefire'	2" B&B	STRAIGHT TRUNK NO Y-CROTCH
14	ΤΥ	SHRUBS TAUNTON YEW Taxus x media 'Taunton'	24" DIA. CONT.	MIN. 5 CANES AT DA. SPEC.
7	BA	BLUE ARROW JUNIPER Juniperus virginiana 'Blue Arrow'	24" DIA. CONT.	MIN. 5 CANES AT DA. SPEC
30	NF	NEON FLASH SPIREA Spiraea japonica 'Neon Flash'	18" HT. CONT.	MIN. 5 CANES AT HT. SPEC.
		PERENNIALS		
43	BD	BAJA DAYLILY Hemerocallis 'Baja'	1 GAL., CONT.	
22	BS	BLACK EYED SUSAN Rudbeckin 'Pot of Gold'	1 GAL., CONT.	
8	KF	FEATHER REED GRASS C. x acutiflora 'Karl Foerster'	3 GAL., CONT.	
65	SD	STELLA DE ORO DAYLILY Hemerocallis 'Stella De Oro'	1 GAL., CONT.	

NOTES: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN EVENT OF DISCREPANCY.





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